

Highpoint Lifehope SPE LLC

Income Statement

Period = Sep 1, 2022- Sep 30, 2022

Book = Accrual ; Tree = ysi_is

	TOTAL
REVENUES	
RENTAL REVENUE	
Tower 1	
Vitas Healthcare Systems	35,253.30
Charles Gutierrez, PhD, Ltd, LLP	2,667.77
San Antonio Preventative & Diagnostics	17,627.00
Legacy Heart Care, LLC (Abatement)	-
Sa Spine, LLC (Abatement)	-
iKare Medical Management (Abatement)	-
Tower 2	
Smile Brands Inc.	16,388.75
T-Mobile	2,019.94
Verizon Wireless	5,164.82
Pronto General Agency, LTD	5,381.25
CPR 123	7,709.86
Qualfon Data Services Group, LLC	53,248.13
Lydia Security Monitoring, Inc.	26,455.00
Gastroenterology Consultants of San Antonio	24,770.69
Ayala & Associates, Inc.	5,072.20
Office Ally, Inc.	41,741.29
Level 3 Communications, LLC	289.82
TOTAL RENTAL REVENUE	243,789.82
EXPENSE REIMBURSEMENT	
OPEX Recoveries	2,730.31
TOTAL EXPENSE REIMBURSEMENT	2,730.31
OTHER INCOME	
Parking Income	0.00
Storage Rent	0.00
Miscelaneous	0.00
Other Income (Vending Machine)	0.00
TOTAL OTHER INCOME	0.00
TOTAL REVENUES	246,520.13
RECOVERABLE OPERATING EXPENSE	
CLEANING	
Contract Cleaning - Waste Management	2,443.00
Janitorial Supplies	0.00
Trash Removal	0.00
TOTAL CLEANING	2,443.00
REPAIRS AND MAINT	
Mgmt Eng Personnel Cost	33,845.28
Plumbing	0.00
Elevator Contract	0.00
Elevator Repair and Maint	0.00
HVAC Contract	0.00
HVAC Repairs and Maint	0.00

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TOTAL REPairs AND MAINT	33,845.28
UTILITIES	
Electricity - CPS Energy	62,643.44
Water and Sewer - San Antonio Water System	11,445.04
Gas	0.00
TOTAL UTILITIES	74,088.48
ROADS AND GROUNDS	
Exterior Landscape Contract	0.00
TOTAL ROADS AND GROUNDS	0.00
ADMINISTRATIVE COSTS	
Telephone/ AT&T	1,532.00
Logix Communications	523.00
TOTAL ADMINISTRATIVE COSTS	2,055.00
MANAGEMENT FEES	
Property Management Fees - HPM	9,860.81
TOTAL MANAGEMENT FEES	9,860.81
PROPERTY TAXES	
Real Estate Taxes	46,857.77
TOTAL PROPERTY TAXES	46,857.77
INSURANCE	
Building Insurance - Limpcomb Pitts	8,659.73
TOTAL INSURANCE	8,659.73
TOTAL RECOVERABLE OPERATING EXPENSE	177,810.07
OPERATING GROUND LEASE	
Ground/Air Lease	60,846.75
TOTAL OPERATING GROUND LEASE	60,846.75
NET OPERATING INCOME	7,863.31
CORPORATE G AND A EXPENSES	
CORP G AND A MISC	
Bank Service and Fees	744.91
Legal Fees	30,000.00
TOTAL CORP G AND A MISC	30,744.91
TOTAL CORPORATE G AND A EXPENSES	30,744.91
DEPRECIATION AMORT AND INTEREST	
DEPRECIATION EXPENSE	
Building Depreciation Exp	55,316.00
TOTAL DEPRECIATION EXPENSE	55,316.00
AMORTIZATION EXPENSE	
Loan Cost Amortization	25,987.00
TOTAL AMORTIZATION EXPENSE	25,987.00

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INTEREST EXPENSE	
Capital One	0.00
Hyber-Kelsey (FNA VI, LLC)	0.00
TOTAL INTEREST EXPENSE	0.00
TOTAL DEPRECIATION AMORT AND INTEREST	81,303.00
NET INCOME (LOSS)	-104,184.60